065.0	0004	0023.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,400 / 820,400
					USE VALUE:	820,400 / 820,400
					ASSESSED:	820,400 / 820,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOSSEOGLOU NICHOLAS
Owner 2:	
Owner 3:	
Street 1:	8 GLEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,837 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4837.000	420,400	4,400	395,600	820,400
Total Card	0.111	420,400	4,400	395,600	820,400
Total Parcel	0.111	420,400	4,400	395,600	820,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.64 | /Parcel: 375.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41920

GIS Ref

GIS Ref

Insp Date 11/17/18

Parcel ID 065.0-0004-0023.A

!5629!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	420,500	4400	4,837.	395,600	820,500	820,500	Year End Roll	12/18/2019
2019	104	FV	329,800	4400	4,837.	367,300	701,500	701,500	Year End Roll	1/3/2019
2018	104	FV	329,800	4400	4,837.	367,300	701,500	701,500	Year End Roll	12/20/2017
2017	104	FV	310,100	4400	4,837.	322,100	636,600	636,600	Year End Roll	1/3/2017
2016	104	FV	310,100	4400	4,837.	293,900	608,400	608,400	Year End	1/4/2016
2015	104	FV	277,700	4400	4,837.	260,000	542,100	542,100	Year End Roll	12/11/2014
2014	104	FV	277,700	4400	4,837.	245,800	527,900	527,900	Year End Roll	12/16/2013
2013	104	FV	288,400	4400	4,837.	234,000	526,800	526,800		12/13/2012

PRINT

Date	Time
12/10/20	20:29:25

LAST REV

Date	Time
04/16/19	14:53:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5629

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12339-94		12/1/1972		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2009	390	New Wind	6,105					
10/18/2007	956	New Wind	16,980					

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
4/8/2009	Meas/Inspect	372	PATRIOT
11/9/2000	Hearing N/C		
11/10/1999	Inspected	267	PATRIOT
10/5/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	41920
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4837		Sq. Ft.	Site		0	70.	1.17	12									395,578						395,600	

Total AC/HA:	0.11104	Total SF/SM:	4837	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	395,578	Spl Credit		Total:	395,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13076925
Const Adj.:	0.98990101
Adj $ / SQ:	190.289
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609250
Depreciation:	188868
Depreciated Total:	420383

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

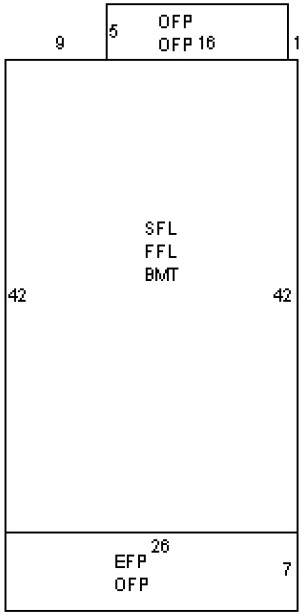
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	190.29
Special Features:	0	Val/Su Net:	110.63
Final Total:	420400	Val/Su SzAd	192.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	57.090	62,339
FFL	First Floor	1,092	190.290	207,796
SFL	Second Floor	1,092	190.290	207,796
OFP	Open Porch	342	21.110	7,219
EFP	Enclos Porch	182	41.760	7,600

Net Sketched Area:	3,800			Total:	492,750
Size Ad	2184	Gross Are	3800	FinArea	2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0023.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400